

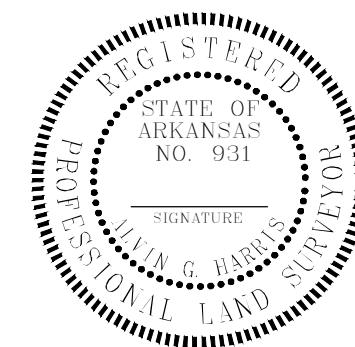
BASIS OF BEARING: ARKANSAS STATE PLANE  
COORDINATE SYSTEM, GRID NORTH, NORTH ZONE,  
NAD 83 HORIZONTAL DATUM AND NGVD 29  
VERTICAL DATUM DETERMINED BY GPS OBSERVATION  
ON THE CITY OF ROGERS CONTROL MONUMENTS  
USING THEIR PUBLISHED VALUES.

LOT 7, OF LOT LINE ADJUSTMENT PLAT 2010-152, & LOT 2 OF COLONIAL CORNERS SUBDIVISION, AS SHOWN ON THE FINAL PLAT THEREOF FILED FOR RECORD IN PLAT BOOK P3 AT PAGE 193, AND LOT 43 OF CHELSEA POINT PH 1 FINAL PLAT, 2010-486, BEING A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" REBAR PIN FOR THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 25, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7 OF THE LOT LINE ADJUSTMENT PLAT OF COLONIAL CORNERS SUBDIVISION;

THENCE ALONG THE NORTH LINE THEREOF S86°27'12"E 1315.78 FEET TO A FOUND NAIL AND WASHER IN THE TOP OF A FENCE POST MARKING THE NE CORNER OF COLONIAL CORNERS SUBDIVISION; THENCE DEPARTING SAID NORTH LINE AND CONTINUING ALONG THE EAST LINE OF SAID COLONIAL CORNERS SUBDIVISION S02°26'17"W 1019.31 FEET; THENCE DEPARTING SAID EAST LINE S77°49'20"W 50.79 FEET; THENCE S53°22'44"W 36.36 FEET; THENCE S08°13'40"W 20.88 FEET; THENCE S35°12'50"W 73.98 FEET; THENCE S53°38'29"W 26.13 FEET; THENCE S73°33'26"W 38.92 FEET; THENCE S80°13'21"W 68.43 FEET; THENCE N86°27'03"W 219.11 FEET; THENCE N03°32'02"E 32.57 FEET; THENCE N30°09'52"E 133.63 FEET; THENCE N86°26'53"W 110.21 FEET; THENCE S1.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A LONG CHORD OF N25°49'30"W 49.94 FEET; THENCE 23.54 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.04 FEET AND A LONG CHORD OF N23°26'06"W 22.69 FEET; THENCE N03°32'57"E 6.26 FEET; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF N48°32'57"E 35.36 FEET; THENCE N03°32'57"E 50.00 FEET; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF N41°27'03"W 35.36 FEET; THENCE N03°32'57"E 151.62 FEET; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF N48°32'57"E 35.36 FEET; THENCE N03°32'57"E 50.00 FEET; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF N41°27'03"W 35.36 FEET; THENCE N86°27'03"W 50.00 FEET; THENCE 39.09 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF S48°20'51"W 35.23 FEET; THENCE N86°27'03"W 55.18 FEET; THENCE N03°32'57"E 100.24 FEET; THENCE NORTH 87°26'58" WEST A DISTANCE OF 211.56 FEET; THENCE NORTH 06°02'48" EAST A DISTANCE OF 12.14; THENCE NORTH 86°26'58" WEST A DISTANCE OF 250.58; THENCE NORTH 02°31'58" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 86°26'58" WEST A DISTANCE OF 199.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CURVE LENGTH OF 38.75 FEET, A LONG CHORD OF NORTH 42°02'43" WEST, 34.99 FEET; THENCE THENCE NORTH 02°21'31" EAST A DISTANCE OF 208.91 FEET; THENCE SOUTH 85°55'49" EAST A DISTANCE OF 223.31 FEET; THENCE NORTH 03°49'51" EAST A DISTANCE OF 243.56 FEET; THENCE NORTH 86°50'06" WEST A DISTANCE OF 258.81 FEET; THENCE NORTH 02°31'48" EAST A DISTANCE OF 24.79 FEET TO THE POINT OF BEGINNING. CONTAINING 21.96 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT--OF WAY OF HONEYSUCKLE LANE ALONG THE WEST SIDE THEREOF AND ALL EASEMENTS AND/OR RIGHTS--OF WAY OF RECORD OR FACT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C48	38.75'	25.00'	88°48'29"	N42° 02' 43"W	34.99'
C52	31.77'	20.00'	91°01'04"	S48° 02' 30"W	28.53'



CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	51.51'	60.00'	49°11'17"	N25° 49' 30"W	49.94'	C16	71.49'	45.00'	91°01'04"	N48° 02' 30"E	64.20'	C26	31.42'	20.00'	90°00'00"	S48° 33' 02"W	28.28'	C36	31.81'	20.00'	91°08'24"	N47° 58' 50"E	28.56'
C5	23.54'	25.04'	53°52'28"	N23° 26' 06"W	22.69'	C17	31.77'	20.00'	91°01'04"	S48° 02' 30"W	28.53'	C27	31.42'	20.00'	90°00'06"	N48° 32' 59"E	28.28'	C37	31.02'	20.00'	88°51'36"	S42° 01' 10"E	28.00'
C8	39.27'	25.00'	90°00'00"	N48° 32' 57"E	35.36'	C18	31.42'	20.00'	90°00'00"	S48° 33' 02"W	28.28'	C28	31.42'	20.00'	90°00'00"	S41° 26' 58"E	28.28'	C38	31.02'	20.00'	88°51'36"	N42° 01' 10"W	28.00'
C9	39.27'	25.00'	90°00'00"	N41° 27' 03"W	35.36'	C19	31.42'	20.00'	90°00'00"	S41° 26' 58"E	28.28'	C29	31.02'	20.00'	88°51'36"	N42° 01' 10"W	28.00'	C39	31.81'	20.00'	91°08'24"	S47° 58' 50"W	28.56'
C10	39.27'	25.00'	90°00'00"	N48° 32' 57"E	35.36'	C20	28.24'	70.00'	23°06'42"	S15° 06' 23"W	28.05'	C30	69.79'	45.00'	88°51'36"	N42° 01' 10"W	63.00'	C40	31.81'	20.00'	91°08'24"	N47° 58' 50"E	28.56'
C11	39.27'	25.00'	90°00'00"	N41° 27' 03"W	35.36'	C21	40.86'	70.00'	33°26'39"	S43° 23' 04"W	40.28'	C31	56.80'	70.00'	46°29'16"	S63° 12' 20"E	55.25'	C41	48.58'	70.00'	39°45'34"	N39° 05' 29"E	47.61'
C12	39.09'	25.00'	89°35'42"	S48° 20' 51"W	35.23'	C22	40.86'	70.00'	33°26'39"	S76° 49' 43"W	40.28'	C32	38.57'	70.00'	31°34'00"	N24° 10' 42"W	38.08'	C42	42.25'	70.00'	34°34'47"	N76° 15' 39"E	41.61'
C13	29.81'	67.47'	25°18'53"	N14° 43' 30"E	29.57'	C23	70.69'	45.01'	89°58'31"	S48° 32' 44"W	63.65'	C33	13.20'	70.00'	10°48'20"	S2° 59' 32"E	13.18'	C43	20.53'	70.00'	16°48'04"	N10° 48' 40"E	20.45'
C14	31.58'	70.00'	25°51'08"	S39° 50' 35"W	31.32'	C24	31.42'	20.00'	90°00'00"	S48° 33' 02"W	28.28'	C34	31.81'	20.00'	91°08'24"	N47° 58' 50"E	28.56'	C44	31.42'	20.00'	90°00'00"	N41° 26' 58"W	28.28'
C15	49.12'	70.00'	40°12'22"	S72° 52' 21"W	48.12'	C25	31.42'	20.00'	90°00'00"	N41° 26' 58"W	28.28'	C35	31.02'	20.00'	88°51'36"	N42° 01' 10"W	28.00'	C45	31.42'	20.00'	90°00'00"	S48° 33' 02"W	28.28'

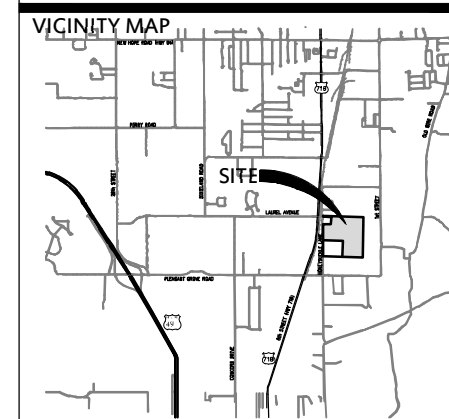
RECORD INFORMATION

FINAL PLAT OF CHELSEA POINT II  
A REPLAT OF LOTS 2 & 7 OF COLONIAL CORNER SUB  
AND LOT 43 OF CHELSEA POINT PH I

PREPARED FOR:  
FIRST WESTERN BANK

ARKANSAS

ROGERS



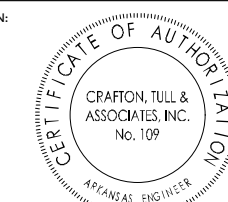
DELTA	DESCRIPTION	DATE
1	REVISED PER CITY	02/24/2017
2	REVISED PER CITY	03/11/2017
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901 N. 47th St., Suite 200  
Rogers, Arkansas 72756



CERTIFICATE OF AUTHORIZATION



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PROJECT NO:	14100400
ISSUE DATE:	02/02/2016
CONTACT:	A. HARRIS
CHECKED BY:	
SHEET NO.:	

STATE PLAT CODE: 500-19N-30W-0-25-240-04-0931

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DRAWING: \\ROGFILE\JOBFILES\14100400\_CHELSEA2\SUR\DWG\14100400\_FINAL\_PLAT.DWG  
LAYOUT: LAYOUT1 (2), LAST SAVED: RW5090, 4/14/2016 8:19:09 AM  
LAST PLOTTED BY: RODNEY WOODS, 4/14/2016 8:38:25 AM [PLOTTED BY: "" VALID ON HARD COPY ONLY]





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